



**dm<sup>g</sup>**  
DAVID MARTIN  
GROUP

**Green Lane**  
Tiptree, CO5 0EA

**£325,000**  
EPC Rating 'D'

- Two Bedroom Semi-Detached Bungalow
- Conservatory
- Garage & Off Road Parking
- NO ONWARD CHAIN





## Property Description

David Martin Estate Agents are delighted to offer for sale this well presented two bedroom semi-detached bungalow centrally situated in the popular village of Tiptree with its excellent range of shops and local amenities. The property consists of a welcoming entrance hall, good sized lounge, conservatory with access to the rear garden, kitchen, two double bedrooms and a shower room. Externally the property benefits from a driveway providing off road parking, a garage with electric door and an enclosed garden to the rear. The property is being sold with NO ONWARD CHAIN and we highly recommend a viewing to appreciate all it has to offer.



#### ENTRANCE HALL

Enter the property via a part glazed entrance door to side aspect, airing cupboard, loft access.

#### LOUNGE

16' 05" x 10' 10" (5m x 3.3m) Window and door to conservatory, fireplace with inset gas fire, radiator, door to:

#### KITCHEN

9' 08" x 8' 10" (2.95m x 2.69m) Fitted kitchen with a range of wall and base units incorporating a sink with drainer and mixer tap, tiled splash back, space and plumbing for washing machine, freestanding cooker and fridge/freezer, radiator, windows to rear and side, door to rear garden.

#### CONSERVATORY

9' 08" x 9' 06" (2.95m x 2.9m) Window to rear and side, tiled floor, sliding door to rear garden.

#### BEDROOM ONE

12' 00" x 10' 10" (3.66m x 3.3m) Window to front, radiator, fitted wardrobes to one wall.

#### BEDROOM TWO

9' 00" x 8' 11" (2.74m x 2.72m) Window to front, radiator.



#### SHOWER ROOM

6' 03" x 5' 07" (1.91m x 1.7m) Window to side, corner shower cubicle, hand wash basin inset to vanity unit, low level W.C, fully tiled, spotlights, radiator.





**OUTSIDE**

**FRONT**

Block paved driveway providing off road parking, front garden laid to lawn enclosed by brick wall and hedge border, side access to rear garden.

**GARAGE**

Single garage with electric roller door, power and light connected, window to rear and door to rear garden.

**AGENT NOTE**

The details above do not form any offer or contract, we make enquiries with the seller to try to ensure the information provided is as accurate as possible. Any Buyer should satisfy themselves by inspection as to the accuracy of the details provided by David martin Estate Agents. All measurements, descriptions and floor plans are approximate.

655 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA: 655 sq.ft. (60.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used in conjunction with a prospective purchaser. The services, systems and quantities shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements